

Martin Arnold
Retrofit and Sustainability Services
Capability Statement





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About Us



For over 25 years, we have been providing construction consultancy services to a broad client base of public sector organisations and private developers, across London and the South East. Our multidisciplinary teams regularly deliver high-quality new build developments and asset management projects, many of which have been recognised through industry awards.

Our priorities are delivering quality, professionalism, opportunity and development, retaining existing clients, as well as exploring new markets, sectors and clients. To deliver on these priorities, we employ over 140 talented team members who enable us to provide construction services across the residential, commercial, education and leisure sectors.

We believe in putting collaboration at the heart of the development process, in alignment with our vision: “to deliver service excellence”. We achieve this by tailoring our approach to each client, based on your requirements, and by working with our network of consultants and contractors to deliver an end product we can be proud of.



10 in-house specialisms,
listed overleaf.



140+ talented staff
members.



The first multidisciplinary
practice to be named
Building a Safer Future
Champions.

Services

Martin Arnold has extensive experience of working in the built environment, providing our clients with support and services at every RIBA stage from strategic definition through to handover, occupation and use.

Our practice members offer technical knowledge, experience and skill across a broad suite of disciplines. Our combined and comprehensive understanding of the construction industry enables us to devise innovative solutions that meet our client's needs, while our pragmatic approach to problem-solving ensures that we routinely exceed our clients' expectations.



Sustainability & Retrofit



Building Surveying



Quantity Surveying



Building Safety



Architecture



Development Services



Professional Services



Health & Safety



Project Management



Asset Management

Our Service Offering



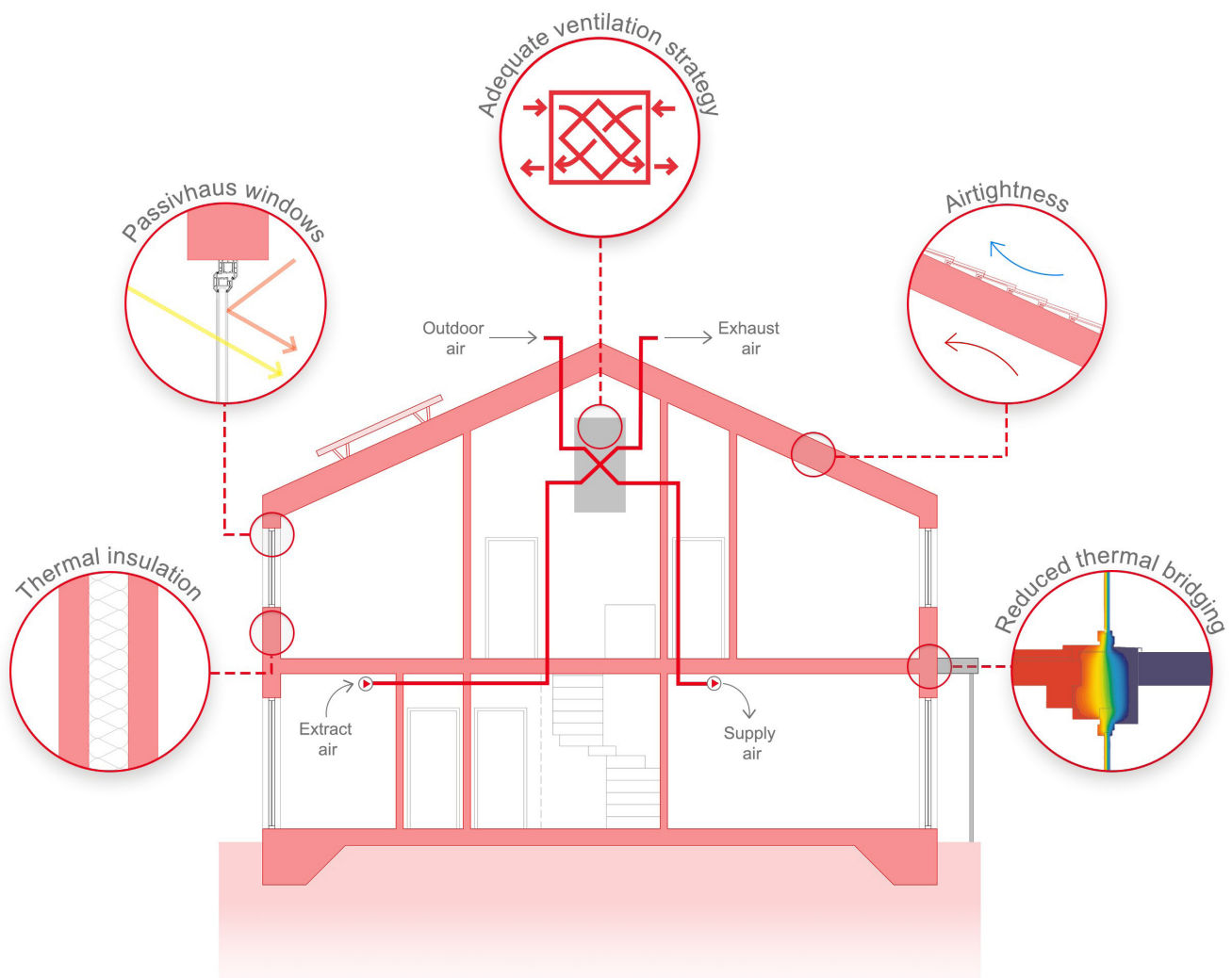


Our Service Offering

Widespread decarbonisation of existing housing stock and the development of sustainable buildings are urgently needed to tackle the climate crisis. Martin Arnold is fully committed to finding innovative and pragmatic solutions to the problems faced by our clients in reaching their sustainability objectives and ensuring, as an industry, that we positively work towards the 2050 Net Zero Carbon target.

In-house we have trained Retrofit Coordinators (PAS 2035) and Certified Passivhaus Designers with the expertise and knowledge needed to help our clients meet the current and future needs of their homes in terms of sustainability, comfort and reducing fuel poverty. We also collaborate and partner with a team of PAS Consultants to support us on our service delivery.

We are actively involved in all elements of our client's sustainability journeys, from project inception, through concept design to completion and monitoring, and evaluation. From the outset of each project, we work with clients to establish their sustainability agenda, focusing on a fabric-first approach, sustainable procurement and site-based waste reduction opportunities.



Delivery Team





Delivery Team

In resourcing any project, we provide our full commitment to the entire process. We do not allocate specific time against a project - we allocate the right people. The members of the project team will be fully committed to facilitate the entire process, from design stage, through to completion of the works and successful management of the defect rectification monitoring and evaluation period. Our lead delivery team in this sector:

Director: **Martin Lock BSc (Hons) IMaPS MAPM MRICS**

Chartered Building Surveyor Martin is responsible for our Building Surveying, Employer's Agent, Health and Safety and Retrofit services. Utilising over 30 years of construction experience, Martin provides expert project management and delivery advice and is often retained by clients to pursue innovative project delivery plans. At present, Martin is leading on a large-scale retrofit of RB Greenwich's social housing stock, ensuring that decarbonisation occurs alongside energy efficiency improvements and the elimination of fuel poverty. Martin takes a strategic role in the delivery of retrofitting projects.



Attributes

- Member of the RICS
- Incorporated Member of the Association of Project Safety (IMaPS)
- Expert in Strategic Asset Management
- RICS APC Assessor
- Experienced Employer's Agent on complex development projects
- Experienced in developing bespoke procurement strategies

Senior Associate: **Daniel Assender BSc (Hons) MSc MRICS**

Dan is a Chartered Building Surveyor and a specialist in providing Retrofit Coordinator services on our projects, having attained the PAS 2035 qualification. Throughout his career, Dan has focused on asset management projects, taking a leading role in the delivery of schemes which improve building safety on our clients' existing housing stocks. As part of this, he has explored opportunities for delivering retrofit works alongside building safety works, to improve the asset's thermal efficiency.



Attributes

- Member of the RICS
- Qualified Retrofit Coordinator (PAS 2035)
- Qualified Fire Risk Assessor

Associate: **Chris Los MSc (Eng) DipArch RIBA ARB**

Chris leads MA's Architectural and Design team and has ample experience working across a range of sectors including residential, leisure, education, culture, masterplanning and regeneration. A skilled and talented designer, he has been supporting a number of our clients on their retrofitting journeys having become a Certified Passivhaus Designer. Chris has been working on a number of retrofit schemes for clients.



Attributes

- Building Information Modeling (BIM) expert
- Certified Passivhaus Designer
- Experience across all RIBA stages + RIBA Architecture



Chartered Building Surveyor: Noel Espeut BSc (Hons) MRICS

Noel is a Chartered Building Surveyor with extensive experience in refurbishment, reinstatement and new build development. Noel is currently working towards his Retrofit Coordinator (PAS 2035) qualification and is supporting on a number of projects with RB Greenwich as part of a retrofit programme of works to decarbonise the Council's housing stock.



Attributes

- Working towards PAS 2035 qualification
- Chartered with the RICS
- Expert in refurbishment projects
- Experienced in Contract Administration
- Experience working across multiple sectors including residential, commercial and leisure

Graduate Building Surveyor: Dario Davies BSc (Hons) MSc

Dario is a Graduate Building Surveyor working on a range of projects, providing Employer's Agent and Contract Administration services. He is currently supporting RB Greenwich on their decarbonisation programme, providing Contract Administration services on a number of small projects which will deliver thermal improvements in residents' homes. With an avid interest in sustainability, Dario is able to contribute significant value to each project he works on.



Attributes

- MSc in Environmental Systems Engineering
- MSc in Building Surveying
- Working towards APC
- Strong interest in sustainable development

Experience





Decarbonisation programme | RB Greenwich

Our team have been providing multi-disciplinary services, including Retrofit Contract Administrator, Project Manager, Cost Consultancy, Building Surveyor, Principal Designer (CDM), Party Wall Surveyor and Clerk of Works, on a project to help deliver RB Greenwich's carbon neutral plan. The plan is being achieved through large-scale retrofitting of the Council's social housing stock, ensuring that decarbonisation occurs alongside energy efficiency improvements and the elimination of fuel poverty.

This £21m project has identified 665 homes across the borough to target for this wave of SHDF Wave 2.1 funding. The emphasis is on a fabric-first strategy to deliver much needed energy efficiency improvements.



Decarbonisation programme - RB Greenwich



Old Barnsbury | Newlon Housing Trust

The Barnsbury Estate consists of 641 homes built in the 1930s. In a move to improve the quality of housing within the estate, Newlon have heavily invested in the refurbishment of approximately half of the properties and recently consulted with residents to vote on the Barnsbury Estate Transformation project which will see the replacement of the 351 existing homes and construction of around 550 to 600 new homes with the estimated completion date of February 2029. Our team are supporting by providing Cost Consultancy, Employer's Agent and Joint Venture Supervisor services.

The ambitious refurbishment of Old Barnsbury will transform these 1930s blocks, creating comfortable, low energy homes for existing residents. Designed to Enerphit standards, the proposals will significantly improve the thermal envelope with high levels of insulation, triple glazing and improved air-tightness, together with MVHR to deliver efficient heating and hot water. The retrofit will be exemplary with the potential to be applied to this common era and typology of building across London and the UK.

Suffering from damp and mould problems, the homes are expensive to heat and with poor air



quality. Using PHPP modelling the new design will maximise the long-term benefits for both residents and landlord, creating 'net zero carbon ready' homes fit for the future.

To ensure the standard was met, the heat provision in each property is delivered through a communal system, ASHPs have been introduced to provide hot water and MVHR systems have been integrated to reduce the heat load. Window sizes have also been reduced to prevent overheating. Additionally, electrical radiators have been put into the properties, with the view that these should only be needed during the very coldest part of winter.



Old Barnsbury



Plashet Road

Plashet Road | LB Newham

Martin Arnold provided Employer's Agent, CDM Advice and Quantity Surveying services on a flagship scheme of 65 Affordable Rent flats on an infill site in Plaistow, recognised for its high-quality architecture. A fully Passivhaus Certified development, the scheme will provide much needed affordable housing in the borough with lower energy bills for residents and resultantly, a reduction in fuel poverty.

LB Newham have a strong sustainability agenda and pushed for the scheme to achieve Passivhaus certification. This was the first development of the size undertaken by the Council to achieve the standard both in terms of specification and certification.



Energiesprong Retrofit | Moat Homes

Working as Employer's Agent and Cost Consultant, our team worked with Moat Homes and contractor Engie on a pilot project to retrofit 5 homes in Maldon, Essex.

Originating in the Netherlands, Energiesprong is a fully integrated, zero-carbon approach to delivering deep retrofit 'whole-house' refurbishments with guaranteed energy performance levels.

The homes in Maldon are in a highly exposed rural location with coastline nearby. This meant that the residents were previously paying very high energy bills, with some resorting to trying to keep just a single room warm in the winter. A super insulated shell was wrapped around the existing homes to dramatically reduce heat loss and reduce noise from the road. This led to comfortably warm, near net zero energy homes which has made a significant difference to residents' lives and energy bills.

Uninsulated voids under the houses' flooring worsened the properties' heat loss. This was addressed by installing bonded polybead insulation below the floors of the pilot properties. Additionally, insulated wall panels were installed, extending below the damp proof course, while existing windows were replaced with triple glazed windows which were slightly larger than the original windows to improve natural light.

Air Source Heat Pumps were used to provide an energy-efficient alternative to traditional heating systems, providing significant reductions in heating costs and environmental emissions. Photovoltaic panels were installed to provide an additional energy source, with unused power directed to charge on-site batteries where it was stored for later use and excess electricity directed towards the National Grid. Mechanical

Ventilation and Heat Recovery units were installed to reduce internal humidity levels and improve indoor air quality.



Energiesprong Retrofit



Contact Us

If you would like to discuss further or would like a quote, please contact:



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